

# CLARK COUNTY WEEKLY PRELIMINARY PLAN REVIEW PROJECT STATUS REPORT

(Form DS1312)



Department of Community Development  
PO Box 9810  
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DATE: October 29, 2003

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The following applications, staff reports and final orders are available for public review. These documents may be viewed at the Clark County Community Development offices located at 1300 Franklin Street, Vancouver, WA. Proposed land division and site plans, staff reports and final decisions may also be viewed at our web site. Once you are at our web page (see address below), look at "Departments and Major Programs" and click on "Development Services," and next click on "Proposed Developments and Public Hearings."

Web Page at: <http://www.clark.wa.gov>

## NEW PROJECT PROPOSALS

### Pre-Application Conferences:

The following lists of proposed projects are scheduled for pre-application conferences. These conferences provide opportunity for the applicant to ask questions and receive clarification from staff regarding submittal requirements on their application. It also allows staff a forum to raise neighborhood and specific site issues. Neighborhood Association representatives are invited to attend to better understand the proposal and any related issues. Participation by the public in the discussion, however, is not allowed.

### Project Name/Applicant Name/Description

<b>CASE:</b>	PAC2003-00237
<b>PROJECT NAME:</b>	MERRITT'S HIDEAWAY
<b>DESCRIPTION:</b>	SUBDIVIDE 34.27 ACRES INTO 149 SINGLE FAMILY RESIDENTIAL LOTS AND 1 HIGHWAY COMMERCIAL LOT
<b>APPLICANT CONTACT NAME:</b>	TOM ARROWSMITH
<b>LOCATION:</b>	8809 NE 88 <sup>TH</sup> STREET
<b>NEIGHBORHOOD ASSOCIATION:</b>	AREA NOT REPRESENTED
<b>CONFERENCES DATE:</b>	11/13/03      9:00 AM      ROOM 313
<b>CASE:</b>	PAC2003-00239
<b>PROJECT NAME:</b>	HELENA ESTATES

<b>DESCRIPTION:</b>	DIVIDE 5-ACRE PARCEL INTO 16 SINGLE FAMILY LOTS UNDER PUD STANDARDS
<b>APPLICANT CONTACT NAME:</b>	JOE STURTEVANT STURTEVANT, GOLEMO & ASSOCIATES
<b>LOCATION:</b>	918 NW 149 <sup>TH</sup> STREET
<b>NEIGHBORHOOD ASSOCIATION:</b>	NORTH SALMON CREEK NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	11/13/03      10:00 AM      ROOM 323
<b>CASE:</b>	PAC2003-00240
<b>PROJECT NAME:</b>	CITY HARVEST CHURCH PARKING
<b>DESCRIPTION:</b>	PARKING LOT FOR EXISTING CHURCH
<b>APPLICANT CONTACT NAME:</b>	DAN GEORGE PLANNING SOLUTIONS, INC.
<b>LOCATION:</b>	8100 & 8006 NW 9 <sup>TH</sup> AVENUE
<b>NEIGHBORHOOD ASSOCIATION:</b>	WEST HAZEL DELL NEIGHBORHOOD ASSOCIATION
<b>CONFERENCES DATE:</b>	11/13/03      2:00 PM      ROOM 313

**Development Review Applications:**

The following development review applications have been submitted to the County:

**Project Name/Case No.**

<b>CASE:</b>	PLD2003-00067
<b>PROJECT NAME:</b>	Gayas Place Infill Subdivision
<b>DESCRIPTION:</b>	Divide 1.92 Acre Into 8 Lots Using Infill Ordinance
<b>LOCATION:</b>	9017 NE 88 <sup>th</sup> St

<b>CASE:</b>	PLD2003-00068
<b>PROJECT NAME:</b>	Whispering Meadows Subdivision
<b>DESCRIPTION:</b>	Divide 37.1 Acre Into 32 Lots in an RC1 Zone
<b>LOCATION:</b>	11217 NE 189 <sup>th</sup> St

<b>CASE:</b>	PLD2003-00069
<b>PROJECT NAME:</b>	Cascade Meadows Subdivision
<b>DESCRIPTION:</b>	Divide 41.5 Acre Into 34 Lots in an RC-1 Zone and RC-2.5 Zone
<b>LOCATION:</b>	11100 NE 189 <sup>th</sup> St, Battle Ground

<b>ADMINISTRATIVE DECISIONS:</b>
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The following is a list of administrative final decisions (for Type II Reviews) and their respective decision dates. Any appeals of this decision must be filed with the Planning Director within 14 calendar days of the decision date.

**Project Name/Case No./Decision Date**

## PUBLIC HEARINGS

The following is a list of upcoming public hearings. The public is invited to attend and make comments. Written comments can be send or faxed before the hearing date.

### Project Name/Case No./Hearing Date/Hearings Examiner

- **10/30/03** Payne Planned Unit Subdivision PLD2003-00043; PUD2003-00004; SEP2003-00082; WET2003-00029; HAB2003-00171; EVR2003-00049; ARC2003-00046 Larry Epstein
- **10/30/03** Blossomwood Farm Subdivision PLD2003-00044; SEP2003-00083; FLP2003-00036; VAR2003-00047; EVR2003-00050; ARC2003-00047 Larry Epstein
- **11/06/03** Laurel Hills Estates (Formerly Valdez Estates) PLD2003-00017; SEP2003-00024; FLP2003-00006; ARC2003-00006 Dan Kearns
- **11/06/03** Wark Subdivision PLD2003-00047; SEP2003-00091; ARC2003-00055; HAB2003-00194
- **11/06/03** McCullough PUD Subdivision PLD2003-00051; PUD2003-00006; SEP2003-00099; ARC2003-00048 Dan Kearns
- **11/13/03** Victoria's Court Subdivision - PLD2003-00045; SEP2003-00086; VAR2003-00006; ARC2003-00050; EVR2003-00051 Larry Epstein
- **11/13/03** Westview Meadows Subdivision PLD2003-00023; SEP2003-00040; ARC2003-00014 Larry Epstein
- **11/20/03** Norta Vista Estates PLD2003-00033; SEP2003-00069; ARC2003-00034 Richard Forester
- **12/04/03** Garden Isle Estates Subdivision PLD2003-00052; SEP2003-00100; EVR2003-00061; WET2003-00038; ARC2003-00076 Dan Kearns
- **12/04/03** Cedar 49 PUD Subdivision PLD2003-00048; PUD2003-00005; SEP2003-00092; WET2003-00033; HAB2003-00188; FLP2003-00041; EVR2003-00054; EVR2003-00055; ARC2003-00056
- **12/04/03** Redinger Tier II Infill Subdivision PLD2003-00046; SEP2003-00088; EVR2003-00053 Dan Kearns
- **12/11/03** Marin's Manor PLD2003-00054; SEP2003-00103 Larry Epstein
- **12/18/03** Silver Star Estates 4 Infill Subdivision PLD2003-00058; SEP2003-00113; ARC2003-00044
- **12/18/03** 144th Street Exec Townhomes PLD2003-00049; SEP2003-00093; ARC2003-00057; MZR2003-00191 Richard Forester
- **01/08/04** Hansens Meadows PUD Subdivision - PLD2003-00038; PUD2003-00003; SEP2003-00075; ARC2003-00017; WET2003-00018 Dan Kearns
- **01/08/04** Glenwood Place CUP / SPR Modification CUP2003-00007; PSR2003-00052; SEP2003-00111; ARC2003-00074 Dan Kearns
- **01/08/04** Hockinson Village Subdivision PLD2003-00061; SEP2003-00119; EVR2003-00070; ARC2003-00061; BLA2003-00027 Dan Kearns
- Not Set Yet Continuing Windmill Terrace Phase 2 Subdivision PLD2003-00042; SEP2003-00078; WET2003-00026; EVR2003-00046; ARC2003-00045 Richard Forester

Note: If you wish to appeal the State Environmental Policy Act (SEPA) determination of environmental significance (not the mitigation requirements), the application must be filed with the Planning Director at least three (3) days prior to the hearing date. See DS description above.

## HEARINGS EXAMINER FINAL DECISIONS

The following is a list of final decision orders made by the Hearings Examiners, and their respective decision dates. Hearing Examiners are outside professionals who are hired by Clark County to make land use hearing decisions. Any appeals of Hearings Examiner decisions must be filed with the Planning Director within 14 calendar days of the decision date.

#### **Case No./Decision Date**

Decision Date: October 21, 2003  
Project Name: Teng Subdivision  
Number: PLD2003-00041; SEP2003-00077  
Planner: Michael Uduk  
Decision: Approved Subject to Conditions  
Appeal Period Ends: November 4, 2003  
Location: Between NE 23rd and 28th Streets west of NE 164th Avenue

Decision Date: October 24, 2003  
Project Name: Mountain View Center  
Number: CUP2003-00001  
Planner: Mitch Kneipp  
Decision: Approved Subject to Conditions  
Appeal Period Ends: November 7, 2003  
Location: Between NE 162nd Avenue and NE 163rd Avenue (P) south of NE 23rd Street

### **APPEALS TO THE HEARING EXAMINER OR BOARD OF COMMISSIONERS**

The following development review decisions are under appeal.

#### **Case No./Hearing Date/Review Body**

None

### **NOTES**

#### **SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

**KEY:**

SUB = Subdivision, CUP - Conditional Use Permit, COV - Covenant Release, APL - Administrative Appeal, VAR - Variance, REZ - Rezone, SIM - Similar Use Determination, PUD - Planned Unit Development, PDR - Planning Director Review, WTV - Wetland Variance, TMU - Temporary Use Permit